

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## MANAGED OFFICE SUITES



**HAGLEY HOUSE, 93-95 HAGLEY ROAD,  
EDGBASTON, BIRMINGHAM, B16 8LA**

**193 – 1,000 SQ FT (18.0 – 92.9 SQ M)**

- PROMINENT LOCATION
- ON SITE CAR PARK
- REFURBISHED SUITES
- INCLUSIVE RENTS

T: **0121 285 3535**  
F: **0121 285 3536**  
W: **[masonyoung.co.uk](http://masonyoung.co.uk)**  
E: **[info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)**

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

Hagley House is located on the main A456 Hagley Road within Edgbaston's prime office area. It is situated close to Five Ways Island which links to Birmingham City Centre, the inner ring road and main motorway networks via the A38(M) Aston Expressway. The premises benefit from excellent transport links and are situated on the main bus route between Harborne, Bearwood and the City Centre. Junction 3 of the M5 Motorway is approximately 4 miles west. Five Ways railway station is approximately 10 minutes walk giving direct access to Birmingham New Street.

## DESCRIPTION

The property is a detached three storey Grade II listed building of brick built construction. The property comprises of three office suites located on the first floor. Internally the offices are fully carpeted and benefit from gas central heating, power points, network points and lighting. There are kitchen and WC facilities located within the common areas on the first floor.

## ACCOMMODATION

AREA	SQ FT	SQ M
95 Hagley Road - FF	1,000	92.9
93 Hagley Road - FF	193	18.0
<b>TOTAL</b>	<b>1,193</b>	<b>110.9</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

**95 Hagley Road (FF)** is available at a rental of £15,000 per annum.

**93 Hagley Road (FF)** is available at a rental of £450 per calendar month.

All rents are inclusive of all utilities excluding telecoms and business rates.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

## VAT

We understand that the property is not elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

## VIEWING

Strictly by prior appointment with sole agents,  
Mason Young Property Consultants.

## CONTACT DETAILS

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)

